

COUNTY OF FAIRFAX, VIRGINIA
SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

ROBERT S. WALTER, SP 2015-SU-125 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6807 Hartwood Ln., Centreville, 20121, on approx. 10,503 sq. ft. of land zoned PDH-3, WS. Sully District. Tax Map 65-3 ((11)) 19. Mr. Hart moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on December 9, 2015; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. There is a favorable staff recommendation, and the Board adopts the rationale in the staff report.
3. This is an application for an in-law apartment in the basement. The entrance is at the back. The lot seems big enough, and there is plenty of room to park.
4. There does not seem like there would be any difficulty with this or any negative impact on the neighborhood.
5. The applicant has read, understands, and concurs with the proposed development conditions.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit for the kitchen. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.

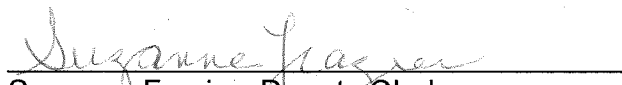
2. This approval is granted to the applicant, Robert S. Walter, only, and is not transferable without further action of this Board, and is for the location indicated on the application, 6807 Hartwood Lane, and is not transferable to other land.
3. This special permit is granted only for the purposes and/or uses indicated on the plat titled, "Plat, Showing House Location on Lot 19, Section One-B, North Hart Run," prepared by George M. O'Quinn, L.S., dated December 22, 2014, as revised through August 17, 2015, as submitted with this application and is not transferable to other land.
4. A copy of this special permit shall be made available to all departments of the County of Fairfax, upon request.
5. The occupants of the principal dwelling and the accessory dwelling unit shall be in accordance with Par. 5 of Sect. 8-918 of the Zoning Ordinance which states in part that one of the dwelling units shall be occupied by a person or persons who qualify as elderly (55 years of age or older) and/or permanently and totally disabled.
6. The accessory dwelling unit shall contain a maximum of 986 square feet, and the layout shall be generally as depicted on the floor plan included as Attachment 1 to these conditions.
7. Provisions shall be made for the inspection of the property by County personnel during reasonable hours upon prior notice and the accessory dwelling unit shall meet the applicable regulation for building, safety, health and sanitation.
8. The accessory dwelling unit shall be approved for a period of five (5) years from the final approval date of the special permit and may be extended for five (5) year periods with prior approval of the Zoning Administrator in accordance with Section 8-012 of the Zoning Ordinance.
9. If the use of the accessory dwelling unit ceases and/or the property is sold or otherwise conveyed, the accessory unit shall be converted to a use permitted by the Zoning Ordinance or if the property is sold or conveyed, a special permit amendment may be submitted to permit the continued use of an accessory dwelling unit.
10. All applicable trade permits and final inspections for the finished basement and second kitchen shall be obtained within six (6) months of BZA approval.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect.8 015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, six months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Byers seconded the motion, which carried by a vote of 5-0. Mr. Smith and Ms. Theodore were absent from the meeting.

A Copy Teste:


Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

COUNTY OF FAIRFAX
COMMONWEALTH OF VIRGINIA

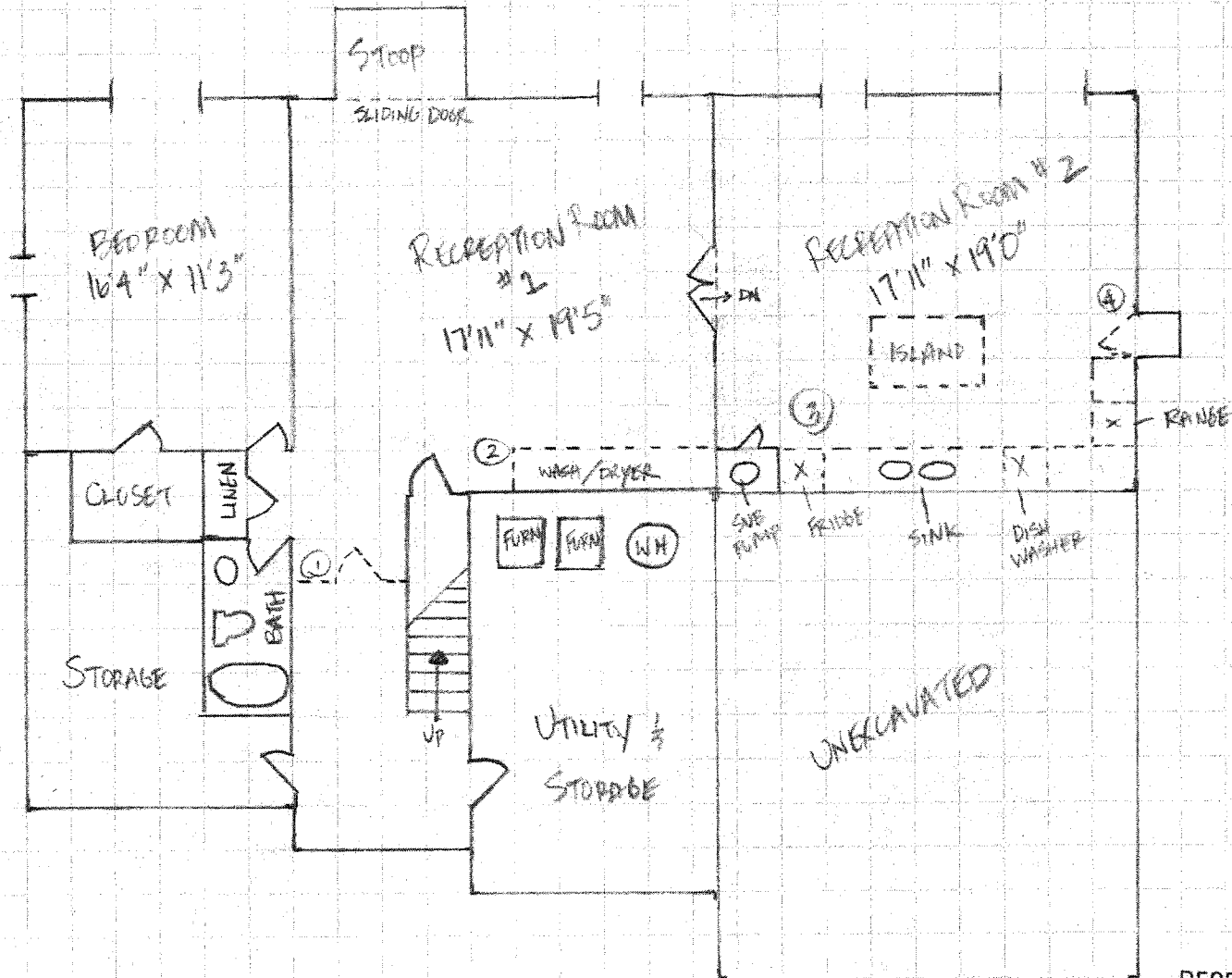
The foregoing instrument was acknowledged before me this 14 day of December, 2015.


Notary Public

My commission expires: 9-30-2017



BASEMENT FLOORPLAN



1. PROPOSED DOOR
2. PROPOSED WASHER & DRYER
3. PROPOSED KITCHEN w/ ISLAND
4. PROPOSED PANTRY

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JUN 09 2015

Zoning Evaluation Division

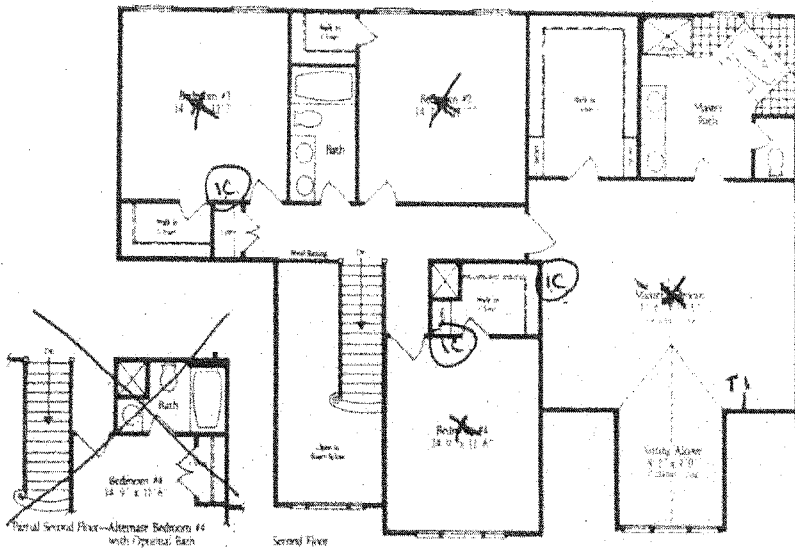
Sq. X = Ceiling Fan over entrance
 { MBR, REC 2, 3, 4, L.R. }

Switches by Door on entry

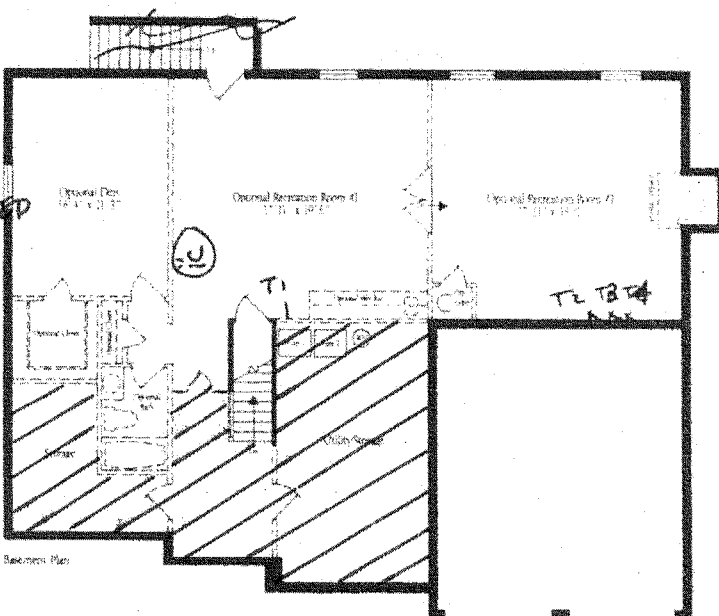
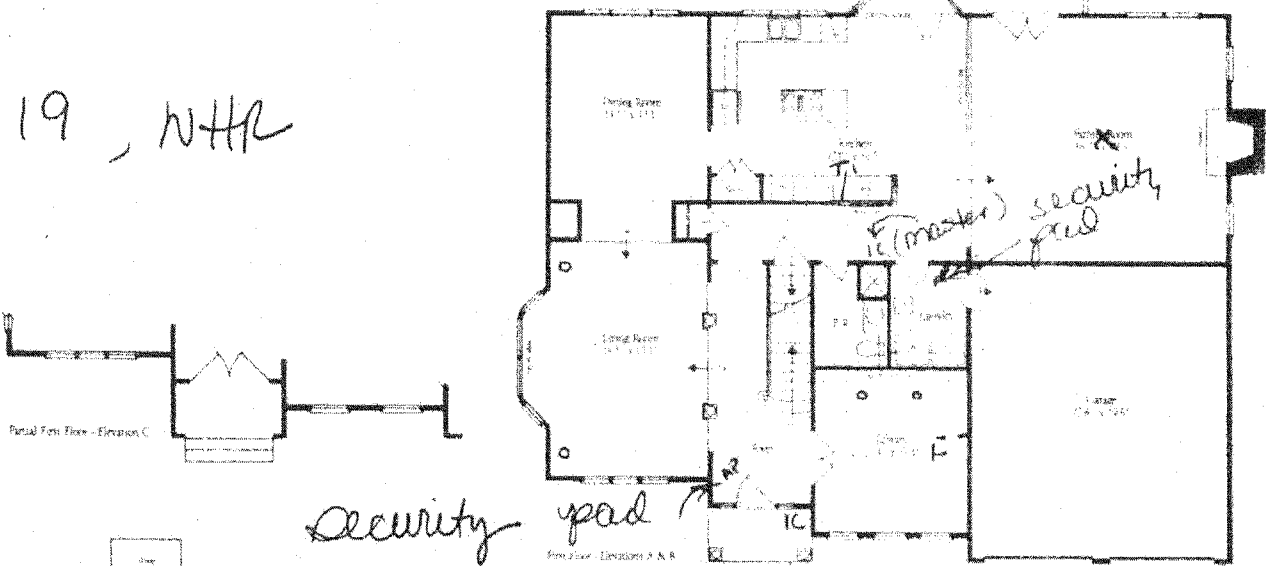
IC = Intercom Spk
 Main - Kitchen hall
 + REC 2, B4, ~~REC 1~~, MBR
 REC 1, Front Door

Lights
 L.B. High Lights
 OVER BOOKSHELF
 Liv. Rm - 2

Alarm Pad = AP



Lot 19, NHR



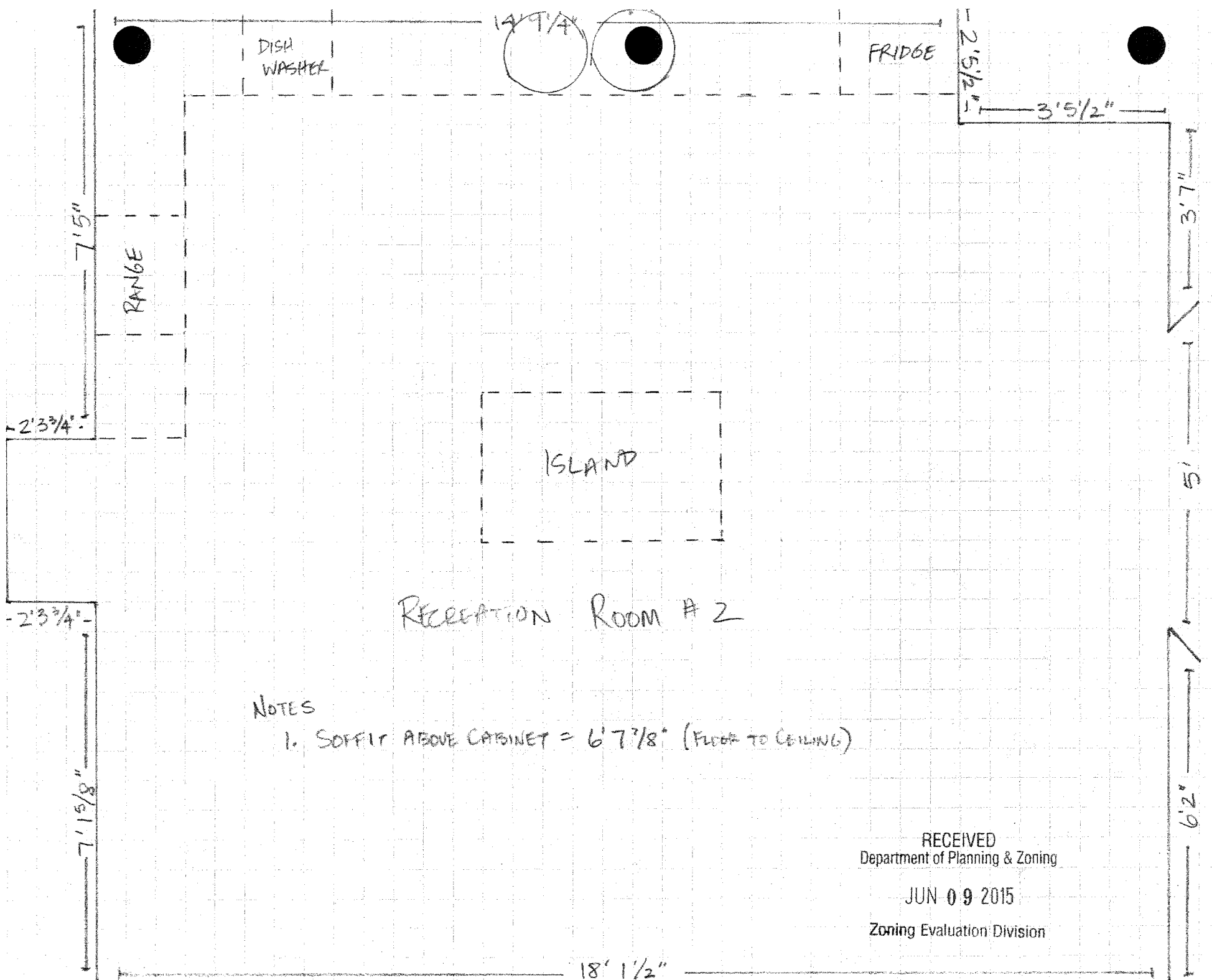
* Illustrations and specifications for Van Meter Homes' Ashland model are based on authorized information. All descriptions are believed correct at time of publication. All room dimensions are approximate. The Van Meter Companies, Inc. reserve the right to make changes from time to time without notice or obligation in price, specifications and to change or discontinue models.

6
 Telephone - 5 LINE ROLL
 Line 1 house
 Line 2 OFFICE
 - Kitchen
 - MBR
 - REC 1
 - L.B.

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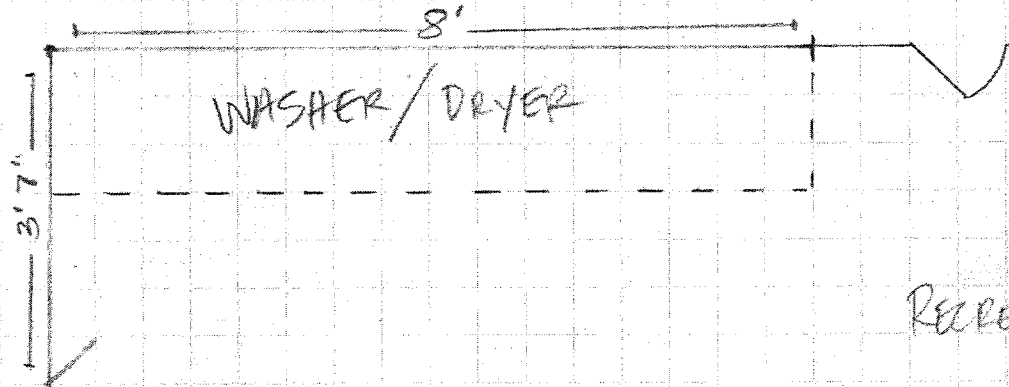
NOTES

1. SOFFIT ABOVE CABINET = 6' 7 7/8" (FLOOR TO CEILING)

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NOTES: SCOFFIT ABOVE W/D = 6'8"

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